

**MEETING MINUTES OF THE CITY OF
COSTA MESA PLANNING COMMISSION**

FEBRUARY 10, 2020

CALL TO ORDER

The Vice Chair called the meeting to order at 6:02 PM.

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Tourje led the Pledge of Allegiance.

ROLL CALL

Present: Vice Chair Jeffrey Harlan, Commissioner Kedarious Colbert, Commissioner Marc Perkins, Commissioner Dianne Russell, Commissioner Jenna Tourje, Commissioner Jon Zich

Absent: Chair Byron de Arakal

Officials

Present: Director of Economic and Development Services Barry Curtis, Assistant Director of Development Services Jennifer Le, Assistant City Attorney Tarquin Preziosi, Transportation Services Manager Jennifer Rosales, City Engineering Consultant Bart Mejia, Senior Planner Mel Lee, and Recording Secretary Julie Colgan

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS:

None.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Zich commended the public engagement that occurred on the small cell topic and complimented the City's video production team on their work with providing YouTube live streaming for meetings.

Commissioner Colbert thanked South Coast Metro Alliance for a luncheon event they hosted; spoke on Black History month; and recognized Paul Revere Williams who was a famous African American architect.

Commissioner Perkins spoke about this month's Costa Mesa Community ride and that the RHNA outreach include all members of the City.

CONSENT CALENDAR:

None.

PUBLIC HEARINGS

1. PLANNING APPLICATIONS 17-03 A1 AND 19-30, AND ZONING APPLICATION 18-72, AMENDING PREVIOUSLY-APPROVED PRELIMINARY MASTER PLAN 17-03 FOR THE PRESS DEVELOPMENT AT 1375 SUNFLOWER AVENUE, 1376 SOUTH COAST DRIVE, AND 3370 HARBOR BOULEVARD

Project Description: The applicant is requesting to amend the previously-approved Preliminary Master Plan for The Press development (formerly LA Times) to allow for a 50,909-square-foot, two-story, indoor market hall, the majority of which would be occupied by food-related uses including State Alcoholic Beverage Control (ABC)-licensed establishments for the sale of alcoholic beverages and live entertainment. A finding of Public Convenience or Necessity (PCN) is being requested for specific ABC licenses. In addition, the project includes a 1.5-acre private open space area for exhibits and events with live entertainment, as well as two freestanding restaurant buildings with outdoor seating, each approximately 2,100 square feet in size. The request includes a Conditional Use Permit for a multi-purpose event space within the market hall, and a Minor Conditional Use Permit to allow for small car compact parking spaces at the site. The applicant is also requesting modifications to previously approved Conditions of Approval (COA) Number 42 and 43 pertaining to the removal of railroad tracks and associated equipment within the Sunflower Avenue right-of-way and pertaining to the design of a planned onsite bike trail, respectively.

Environmental Determination: The City of Costa Mesa previously adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for Preliminary Master Plan 17-03 on August 14, 2017. An Addendum to the previously approved IS/MND has been prepared for the revised project. The Addendum finds that the revised project would not result in new or substantially more severe environmental impacts, or the need for new mitigation measures, compared to the information disclosed in the previously-approved IS/MND. Therefore, an Addendum is appropriate and nothing further is required for CEQA compliance purposes.

Six ex-parte communications to report: Commissioner Tourje spoke with Shaheen Sadeghi on Friday and today; Commissioner Zich had a general conversation with the applicant on Thursday since he did not receive the staff report yet; Commissioner Colbert had a conversation with the applicant Friday afternoon and walked the site with Jonathan a couple months ago; Commissioner Russell met with the applicant a month ago and walked the site and got an introduction to the plan; Commissioner Perkins was at a Bikeway and Walkability Committee meeting where the notice about the item was discussed and met with a couple of constituents to talk about the item; and Vice Chair Harlan met with the proposed operator.

Mel Lee, Senior Planner, presented the staff report including a condition.

Discussion ensued regarding the bicycle and pedestrian connections proposed on the project site, that the applicant provided the general list of live entertainment in Condition of Approval No. 49; whether there are any other census tracts in the City with the same density of liquor licenses; that the Class 1 multi-purpose bike trail that is included in the conditions of approval is already included in the City's active transportation plan and as an exhibit in the City's general plan circulation element; that a stop light was considered along Sunflower Avenue; whether a HAWK crossing is warranted between Harbor Boulevard and Susan Street north side along Sunflower Avenue; the timing of when a building permit final might occur in order to understand when the bike trail will be constructed; whether Condition of Approval No. 42

could include that the bike trail would be constructed at the end of Phase 1; whether the Bikeway and Walkability Committee would be able to have input on the approval of the design of the bike trail; whether the width of the bike trail is adequate for the volume of pedestrian and bikes anticipated; staff's perspective on whether to have a bond to ensure that the construction of the bike trail occurs; what staff's recommendation is regarding keeping Condition of Approval No. 51 as presented; noise impacts to the surrounding businesses; how the average daily trip count was calculated for the proposed project versus what was previously approved; understanding of the City's Level of Service standards that were used in the traffic study for the project; that Condition of Approval No. 48 addresses onsite security; Condition of Approval No. 61; why the minor conditional use permit is required; why the project had three different consulting companies conduct the parking and traffic analysis; the landscape plan; that the farmers market will not take place in the parking lot and it will not reduce parking; that the purpose of Condition of Approval No. 43 is for the developer to construct the bike trail and then dedicate it for public use; whether it is common to require a developer to construct public infrastructure and to maintain it; the importance that the bike trail be lit; and who would enforce if a business does not comply with Condition of Approval No. 61.

PUBLIC COMMENT

Seth Hiromura, applicant, stated that he has read the conditions of approval and is in agreement with them. He presented a slideshow on the office part of the project.

Shaheen Sadeghi, The Lab Holdings LLC, presented a slideshow on the outdoor park and on the retail part of the project.

Discussion ensued regarding whether drought tolerant plant species would be used; bike amenities onsite; that no grocery store would be onsite; whether a parking contingency plan was considered; the location of the outdoor entertainment; the other spaces/uses within the park; how the railroad equipment will be used in the project; design of the bike trail; the bike trail use hours; the number of bike racks and their locations; and the location of the restrooms for outdoor events.

Mr. Sadeghi provided clarifications to the Commissioners' questions.

The Vice Chair opened the public hearing.

Cynthia McDonald, Costa Mesa resident, spoke regarding rail lines that were turned into trails in other cities; on the importance of the bike trail and making the site a bike destination; suggested having a bike valet; and ask to include the completion of the bike trail in Phase 1.

Ralph Taboada, Costa Mesa resident, spoke regarding the importance of having the bike trail being a part of Phase 1 and asked what the new number of employees will be at The Press.

Discussion ensued regarding the start of bike trail construction.

Mr. Hiromura provided closing comments.

Discussion ensued regarding the timing of Phase 2.

Vice Chair Harlan closed the public hearing.

MOVED/SECOND: Tourje/Perkins

MOTION: Approve staff's recommendation including conditions presented by staff and to keep Condition of Approval No. 51 as is.

The motion carried by the following roll call vote:

Ayes: Harlan, Colbert, Perkins, Russell, Tourje, Zich

Nays: None

Absent: de Arakal

Motion carried: 6-0

Mr. Preziosi stated that his office also had an amendment to Condition of Approval No. 80 and he read into the record the amended condition. Commissioner Tourje agreed to add it to her motion.

ACTION: The Planning Commission adopt a Resolution to:

1. Approve the addendum to the Initial Study/Mitigated Negative Declaration (IS/MND) for the project; and
2. Approve Planning Applications 17-03 A1 and 19-30, and Zoning Application 18-72, subject to conditions of approval with the following modifications:

REVISED CONDITIONS:

Condition of Approval No. 42: Prior to building permit final for Phase 2, the developer shall construct and dedicate a lighted two-way Class 1 multi-purpose trail to the City of Costa Mesa to connect South Coast Drive and Sunflower Avenue along the east side of the project. Final design shall be subject to the review and approval of the Public Services Department.

Condition of Approval No. 80: Notwithstanding the power of the Planning Commission to revoke, modify or suspend any permit and/or approval granted to applicant, and/or any specific procedure identified in any condition hereinabove, the Development Services Director may also, upon a finding of a violation of any of the conditions of approval numbers 74 through 79, inclusive, temporarily suspend or modify the ability to serve alcoholic beverages within the outdoor areas for a period not to exceed six (6) months. Any appeal of the Director's written decision to do so shall be subject to the provisions of CMMC Section 2-309.

NEW CONDITION:

Condition of Approval No. 46: Developer shall fund the design and construction of a new traffic signal and associated ADA ramps at the west project driveway on South Coast Drive identified in the proposed design features of the project and traffic study. Developer shall consult with the Transportation Services Division prior to the design and construction of the traffic signal to review location, design standards, signal equipment, operation, and aesthetics. Developer shall provide traffic signal design plans to the Transportation Services Division for review and approval prior to construction.

RESOLUTION PC-2020-04 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATIONS 17-03 A1, AND 19-30, AND ZONING APPLICATION 18-72, AMENDING PRELIMINARY MASTER PLAN 17-03 FOR THE PRESS DEVELOPMENT AT 1375 SUNFLOWER AVENUE, 1376 SOUTH COAST DRIVE, AND 3370 HARBOR BOULEVARD

Commissioner Perkins and Ms. Rosales discussed that the feedback from the Bikeway and Walkability Committee regarding the bike trail will be forwarded to the Public Services Director.

Commissioner Zich commended staff for the work that they do on staff reports.

Commissioner Tourje spoke in support of the project.

Commissioner Colbert spoke in support of the project.

Commissioner Russell spoke in support of the project and encouraged the applicant to complete the bike trail as soon as possible.

Vice Chair Harlan spoke in support of the project.

DEPARTMENTAL REPORT(S)

1. Public Services Report – Mr. Mejia reminded everyone of the Adams Avenue improvements first public outreach meeting.
2. Development Services Report – Mr. Curtis reminded everyone that the action the Commission took tonight would become final unless it was appealed within the next seven days.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT AT 8:15 PM

Submitted by:



BARRY CURTIS, SECRETARY
COSTA MESA PLANNING COMMISSION